Change of Zone 3297

ORDINANCE NO. _____

1   AN ORDINANCE amending the Lincoln Zoning District Maps attached to and

2   made a part of Title 27 of the Lincoln Municipal Code, as provided by Section 27.05.020

3   of the Lincoln Municipal Code, by changing the boundaries of the districts established

4   and shown thereon.

5   BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

6   Section 1. That the "Lincoln Zoning District Maps" attached to and made a part

7   of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing

8   the boundaries of the districts established and shown on said Maps as follows:

9   A portion of Lot 31 I.T., and a portion of Outlot "G" Pine Lake
10   Heights 11th Addition, all located in the Southeast Quarter of
11   Section 19, Township 9 North, Range 7 East of the 6th P.M.,
12   Lancaster County, Nebraska, and more particularly
13   described as follows:

14   Commencing at the southeast corner of said Southeast
15   Quarter; thence on an assumed bearing of north 88 degrees
16   05 minutes 40 seconds west along the south line of said
17   Southeast Quarter, a distance of 700.00 feet to a point;
18   thence north 01 degrees 54 minutes 20 seconds east, a
19   distance of 50.00 feet to a point of intersection with the
20   south line of said Lot 31 I.T., said point being the true point
21   of beginning; thence north 88 degrees 05 minutes 40
22   seconds west along the south line of said Lot 31 I.T., said
23   line being 50.00 feet north of and parallel with the south line
24   of said Southeast Quarter, a distance of 575.00 feet to a
25   point; thence north 01 degrees 54 minutes 20 seconds east,
26   a distance of 195.52 feet to a point of curvature; thence
27   along a curve in a counter clockwise direction, having a
28   radius of 600.00 feet, arc length of 119.42 feet, delta angle
29   of 11 degrees 24 minutes 12 seconds, a chord bearing of
30   north 03 degrees 47 minutes 46 seconds west, and a chord
31   length of 119.22 feet to a point of tangency; thence north 09

degrees 29 minutes 53 seconds west, a distance of 238.19 feet to a point; thence along a curve in a counter clockwise direction, having a radius of 1,400.00 feet, arc length of 293.66 feet, delta angle of 12 degrees 01 minutes 06 seconds, a chord bearing of north 74 degrees 29 minutes 34 seconds east, and a chord length of 293.13 feet to a point of compound curvature; thence along a curve in a counter clockwise direction, having a radius of 200.00 feet, arc length of 331.22 feet, delta angle of 94 degrees 53 minutes 20 seconds, a chord bearing of north 21 degrees 02 minutes 21 seconds east, and a chord length of 294.65 feet to a point of compound curvature; thence along a curve in a counter clockwise direction, having a radius of 506.47 feet, arc length of 228.36 feet, delta angle of 25 degrees 50 minutes 01 seconds, a chord bearing of north 39 degrees 19 minutes 19 seconds west, and a chord length of 226.43 feet to a point; thence north 37 degrees 45 minutes 41 seconds east, a distance of 301.11 feet to a point of curvature; thence along a curve in a counter clockwise direction, having a radius of 175.00 feet, arc length of 115.05 feet, delta angle of 37 degrees 40 minutes 04 seconds, a chord bearing of north 18 degrees 55 minutes 39 seconds east, and a chord length of 122.99 feet to a point of tangency; thence north 00 degrees 05 minutes 36 seconds east, a distance of 317.52 feet to a point of intersection with the north line of said Lot 31 I.T.; thence north 00 degrees 24 minutes 44 seconds east, a distance of 136.14 feet to a point of intersection with the north line of Outlot "G" Pine Lake Heights 11th Addition; thence north 81 degrees 46 minutes 02 seconds east along the north line of said Outlot "G", a distance of 152.57 feet to a point; thence north 86 degrees 05 minutes 23 seconds east along the north line of said Outlot "G", a distance of 68.43 feet to a point; thence south 89 degrees 35 minutes 17 seconds east along the north line of said Outlot "G", a distance of 220.00 feet to a point; thence south 79 degrees 04 minutes 53 seconds east along the north line of said Outlot "G", a distance of 62.04 feet to a point; thence south 89 degrees 35 minutes 16 seconds east along the north line of said Outlot "G", a distance of 281.09 feet to the northeast corner of said Outlot "G"; thence south 00 degrees 05 minutes 36 seconds west along the east line of said Outlot "G", a distance of 32.15 feet to a point; thence south 00 degrees 46 minutes 15 seconds east along the east line of said Outlot "G", a distance of 120.07 feet to the southeast corner of said Outlot "G", said point being the northeast

1	corner of Lot 31 I.T.; thence south 00 degrees 45 minutes
2	54 seconds east along the east line of said Lot 31 I.T., a
3	distance of 652.71 feet to a point; thence north 89 degrees
4	54 minutes 24 seconds west, a distance of 311.29 feet to a
5	point of curvature; thence along a curve in a counter
6	clockwise direction, having a radius of 750.00 feet, arc
7	length of 338.73 feet, delta angle of 25 degrees 52 minutes
8	36 seconds, a chord bearing of south 77 degrees 09
9	minutes 18 seconds west, and a chord length of 335.85 feet
10	to a point of tangency; thence south 64 degrees 13 minutes
11	00 seconds west, a distance of 104.81 feet to a point;
12	thence south 15 degrees 47 minutes 00 seconds east, a
13	distance of 309.02 feet to a point of curvature; thence along
14	a curve in a clockwise direction, having a radius of 600.00
15	feet, arc length of 185.24 feet, delta angle of 17 degrees 41
16	minutes 20 seconds, a chord bearing of south 06 degrees
17	56 minutes 20 seconds east, and a chord length of 184.50
18	feet to a point of tangency; thence south 01 degrees 54
19	minutes 20 seconds west, a distance of 501.85 feet to the
20	point of beginning, said tract contains a calculated area of
21	1,144,075.44 square feet or 26.26 acres, more or less;

22 be and it hereby is transferred from the O-3 Office Park District to the R-3 Residential

23 District and is hereby made a part of the R-3 Residential District and governed by all the

24 provisions and regulations pertaining to the R-3 Residential District.

25   Section 2. That the "Lincoln Zoning District Maps" attached to and made a part

26 of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing

27 the boundaries of the districts established and shown on said Maps as follows:

28	A portion of Lot 32 I.T., a portion of Lot 27 I.T., and a portion
29	of Outlot "A" Pine Lake Heights South 3rd Addition, all
30	located in the Southwest Quarter of Section 19, Township 9
31	North, Range 7 East of the 6th P.M., Lancaster County,
32	Nebraska, and more particularly described as follows:

33	Commencing at the southwest corner of said Southwest
34	Quarter; thence on an assumed bearing of north 88 degrees
35	45 minutes 30 seconds east along the south line of said
36	Southwest Quarter, a distance of 1,051.06 feet to a point;
37	thence north 01 degrees 14 minutes 30 seconds west, a

1 distance of 50.00 feet to a point of intersection with the
2 south line of said Lot 32 I.T., said point being the true point
3 of beginning; thence north 01 degrees 14 minutes 30
4 seconds west, a distance of 785.00 feet to a point; thence
5 north 45 degrees 49 minutes 13 seconds west, a distance of
6 499.85 feet to a point; thence north 60 degrees 06 minutes
7 46 seconds east, a distance of 261.17 feet to a point of
8 curvature; thence along a curve in a clockwise direction,
9 having a radius of 525.00 feet, arc length of 663.12 feet,
10 delta angle of 72 degrees 22 minutes 10 seconds, a chord
11 bearing of south 83 degrees 42 minutes 09 seconds east,
12 and a chord length of 619.91 feet to a point of tangency;
13 thence south 47 degrees 31 minutes 04 seconds east, a
14 distance of 584.82 feet to a point of curvature; thence along
15 a curve in a counter clockwise direction, having a radius of
16 575.00 feet, arc length of 216.32 feet, delta angle of 21
17 degrees 33 minutes 18 seconds, a chord bearing of south
18 58 degrees 17 minutes 44 seconds east, and a chord length
19 of 215.05 feet to a point; thence south 20 degrees 55
20 minutes 37 seconds west, a distance of 130.25 feet to a
21 point of curvature; thence along a curve in a counter
22 clockwise direction, having a radius of 600.00 feet, arc
23 length of 232.15 feet, delta angle of 22 degrees 10 minutes
24 07 seconds, a chord bearing of south 09 degrees 50
25 minutes 34 seconds west, and a chord length of 230.70 feet
26 to a point of tangency; thence south 01 degrees 14 minutes
27 30 seconds east, a distance of 316.72 feet to a point of
28 intersection with the south line of said Lot 32 I.T.; thence
29 south 88 degrees 45 minutes 30 seconds west along the
30 south line of said Lot 32 I.T., said line being 50.00 feet north
31 of and parallel with the south line of said Southwest Quarter,
32 a distance of 1,002.51 feet to the point of beginning, said
33 tract contains a calculated area of 1,227,711.20 square feet
34 or 28.18 acres, more or less;

35 be and it hereby is transferred from the R-4 Residential District to the R-3 Residential

36 District and is hereby made a part of the R-3 Residential District and governed by all the

37 provisions and regulations pertaining to the R-3 Residential District.

38 Section 3. That the "Lincoln Zoning District Maps" attached to and made a part

39 of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing

40 the boundaries of the districts established and shown on said Maps as follows:

A portion of Lot 32 I.T., and a portion of Outlot "A" Pine Lake Heights South 3rd Addition, all located in the Southwest Quarter of Section 19, Township 9 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska, and more particularly described as follows:

Commencing at a southwest corner of said Lot 32 I.T., said point being 50.00 feet east of the west line of said Southwest Quarter, and the true point of beginning; thence on an assumed bearing of north 00 degrees 02 minutes 08 seconds west along the west line of said Lot 32 I.T., and the west line of said Outlot "A", said line being 50.00 feet east of and parallel with the west line of said Southwest Quarter, a distance of 891.34 feet to a point; thence north 89 degrees 57 minutes 52 seconds east, a distance of 66.98 feet to a point of curvature; thence along a curve in a counter clockwise direction, having a radius of 750.00 feet, arc length of 390.76 feet, delta angle of 29 degrees 51 minutes 06 seconds, a chord bearing of north 75 degrees 02 minutes 19 seconds east, and a chord length of 386.35 feet to a point of tangency; thence north 60 degrees 06 minutes 46 seconds east, a distance of 212.95 feet to a point; thence south 45 degrees 49 minutes 13 seconds east, a distance of 499.85 feet to a point; thence south 01 degrees 14 minutes 30 seconds east, a distance of 785.00 feet to a point of intersection with the south line of said Lot 32 I.T.; thence south 88 degrees 45 minutes 30 seconds west along the south line of said Lot 32 I.T., said line being 50.00 feet north of and parallel with the south line of said Southwest Quarter, a distance of 942.41 feet to a southwest corner of said Lot 32 I.T.; thence north 01 degrees 14 minutes 30 seconds west along a west line of said Lot 32 I.T., a distance of 10.00 feet to a south corner of said Lot 32 I.T.; thence south 88 degrees 45 minutes 30 seconds west along a south line of said Lot 32 I.T., a distance of 22.38 feet to a southwest corner of said Lot 32 I.T.; thence north 45 degrees 38 minutes 19 seconds west along a southwest line of said Lot 32 I.T., a distance of 34.98 feet to a southwest corner of said Lot 32 I.T.; thence north 00 degrees 02 minutes 09 seconds west along a west line of said Lot 32 I.T., a distance of 22.38 feet to a west corner of said Lot 32 I.T.; thence south 89 degrees 57 minutes 51 seconds west along a south line of said Lot 32 I.T., a distance of 10.00 feet to the point of beginning, said tract contains a calculated area of 979,386.63 square feet or 22.48 acres, more or less;

1   be and it hereby is transferred from the B-2 Planned Neighborhood Business District to

2   the R-3 Residential District and is hereby made a part of the R-3 Residential District

3   and governed by all the provisions and regulations pertaining to the R-3 Residential

4   District.

5   Section 4. That the "Lincoln Zoning District Maps" attached to and made a part

6   of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing

7   the boundaries of the districts established and shown on said Maps as follows:

8   A portion of Lot 31 I.T., located in the Southeast Quarter of
9   Section 19, Township 9 North, Range 7 East of the 6th P.M.,
10   Lancaster County, Nebraska, and more particularly
11   described as follows:

12   Commencing at the southeast corner of said Lot 31 I.T.,
13   said point being the true point of beginning; thence on an
14   assumed bearing of north 88 degrees 05 minutes 40
15   seconds west along the south line of said Lot 31 I.T., said
16   line being 50.00 feet north of and parallel with the south line
17   of said Southeast Quarter, a distance of 638.42 feet to a
18   point; thence north 01 degrees 54 minutes 20 seconds east,
19   a distance of 501.85 feet to a point of curvature; thence
20   along a curve in a counter clockwise direction, having a
21   radius of 600.00 feet, arc length of 185.24 feet, delta angle
22   of 17 degrees 41 minutes 20 seconds, a chord bearing of
23   north 06 degrees 56 minutes 20 seconds west, and a chord
24   length of 184.50 feet to a point of tangency; thence north 15
25   degrees 47 minutes 00 seconds west, a distance of 309.02
26   feet to a point; thence north 64 degrees 13 minutes 00
27   seconds east, a distance of 104.81 feet to a point of
28   curvature; thence along a curve in a clockwise direction,
29   having a radius of 750.00 feet, arc length of 338.73 feet,
30   delta angle of 25 degrees 52 minutes 36 seconds, a chord
31   bearing of north 77 degrees 09 minutes 18 seconds east,
32   and a chord length of 335.85 feet to a point of tangency;
33   thence south 89 degrees 54 minutes 24 seconds east, a
34   distance of 311.29 feet to a point of intersection with the
35   east line of said Lot 31 I.T.; thence south 00 degrees 45
36   minutes 57 seconds east along the east line of said Lot 31
37   I.T., a distance of 427.34 feet to a point; thence south 00
38   degrees 05 minutes 36 seconds west along the east line of

1	said Lot 31 I.T., a distance of 499.63 feet to a point; thence
2	south 03 degrees 00 minutes 43 seconds west along the
3	east line of said Lot 31 I.T., a distance of 196.41 feet to the
4	point of beginning, said tract contains a calculated area of
5	721,664.99 square feet or 16.57 acres more or less;

6   be and it hereby is transferred from the B-2 Planned Neighborhood Business District to

7   the R-3 Residential District and is hereby made a part of the R-3 Residential District

8   and governed by all the provisions and regulations pertaining to the R-3 Residential

9   District.

10   Section 5. That the "Lincoln Zoning District Maps" attached to and made a part

11   of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing

12   the boundaries of the districts established and shown on said Maps as follows:

13	A portion of Lot 31 I.T., located in the Southeast Quarter of
14	Section 19, Township 9 North, Range 7 East of the 6th P.M.,
15	Lancaster County, Nebraska, and more particularly
16	described as follows:
17	Commencing at the southeast corner of said Southeast
18	Quarter; thence on an assumed north 88 degrees 05
19	minutes 40 seconds west along the south line of said
20	Southeast Quarter, a distance of 1,367.72 feet to a point;
21	thence north 01 degrees 54 minutes 20 seconds east, a
22	distance of 591.25 feet to a point, said point being the point
23	of beginning; thence along a curve in a clockwise direction,
24	having a radius of 150.00 feet, arc length of 253.66 feet,
25	delta angle of 96 degrees 53 minutes 32 seconds, a chord
26	bearing of north 49 degrees 38 minutes 42 seconds west,
27	and a chord length of 224.50 feet to a point of tangency;
28	thence north 01 degrees 11 minutes 56 seconds west, a
29	distance of 40.97 feet to a point; thence along a curve in a
30	counter clockwise direction, having a radius of 1,200.00 feet,
31	arc length of 425.53 feet, delta angle of 20 degrees 19
32	minutes 02 seconds, a chord bearing of north 78 degrees 38
33	minutes 33 seconds east, and a chord length of 423.30 feet
34	to a point; thence along a curve in a counter clockwise
35	direction, having a radius of 306.47 feet, arc length of
36	329.97 feet, delta angle of 61 degrees 41 minutes 22
37	seconds, a chord bearing of north 57 degrees 15 minutes 00

seconds west, and a chord length of 314.26 feet to a point; thence north 88 degrees 05 minutes 40 seconds west, a distance of 597.87 feet to a point of curvature; thence along a curve in a counter clockwise direction, having a radius of 750.00 feet, arc length of 407.43 feet, delta angle of 31 degrees 07 minutes 31 seconds, a chord bearing of south 76 degrees 20 minutes 34 seconds west, and a chord length of 402.44 feet to a point of tangency; thence south 60 degrees 46 minutes 49 seconds west, a distance of 4.98 feet to a point; thence along a curve in a counter clockwise direction, having a radius of 313.05 feet, arc length of 319.60 feet, delta angle of 58 degrees 29 minutes 40 seconds, a chord bearing of south 58 degrees 50 minutes 50 seconds east, and a chord length of 305.90 feet to a point of tangency; thence south 88 degrees 05 minutes 40 seconds east, a distance of 114.73 feet to a point; thence south 01 degrees 54 minutes 20 seconds west, a distance of 48.28 feet to a point of curvature; thence along a curve in a clockwise direction, having a radius of 150.00 feet, arc length of 250.21 feet, delta angle of 95 degrees 34 minutes 29 seconds, a chord bearing of south 49 degrees 41 minutes 34 seconds west, and a chord length of 222.20 feet to a point of compound curvature; thence along a curve in a clockwise direction, having a radius of 513.05 feet, arc length of 475.19 feet, delta angle of 53 degrees 04 minutes 05 seconds, a chord bearing of north 55 degrees 59 minutes 09 seconds west, and a chord length of 458.39 feet to a point of compound curvature; thence along a curve in a clockwise direction, having a radius of 200.00 feet, arc length of 323.03 feet, delta angle of 92 degrees 32 minutes 26 seconds, a chord bearing of north 16 degrees 49 minutes 06 seconds east, and a chord length of 289.04 feet to a point of tangency; thence north 63 degrees 05 minutes 19 seconds east, a distance of 35.22 feet to a point of curvature; thence along a curve in a clockwise direction, having a radius of 950.00 feet, arc length of 477.80 feet, delta angle of 28 degrees 49 minutes 00 seconds, a chord bearing of north 77 degrees 29 minutes 49 seconds east, and a chord length of 472.78 feet to a point of tangency; thence south 88 degrees 05 minutes 40 seconds east, a distance of 597.87 feet to a point of curvature; thence along a curve in a clockwise direction, having a radius of 506.47 feet, arc length of 316.95 feet, delta angle of 35 degrees 51 minutes 21 seconds, a chord bearing of south 70 degrees 10 minutes 00 seconds east, and a chord length of 311.80

1	feet to a point of compound curvature; thence along a curve
2	in a clockwise direction, having a radius of 506.47 feet, arc
3	length of 228.36 feet, delta angle of 25 degrees 50 minutes
4	01 seconds, a chord bearing of south 39 degrees 19
5	minutes 19 seconds east, and a chord length of 226.43 feet
6	to a point of compound curvature; thence along a curve in a
7	clockwise direction, having a radius of 200.00 feet, arc
8	length of 331.22 feet, delta angle of 94 degrees 53 minutes
9	20 seconds, a chord bearing of south 21 degrees 02
10	minutes 21 seconds west, and a chord length of 294.65 feet
11	to a point of compound curvature; thence along a curve in a
12	clockwise direction, having a radius of 1,400.00 feet, arc
13	length of 328.04 feet, delta angle of 13 degrees 25 minutes
14	31 seconds, a chord bearing of south 75 degrees 11
15	minutes 47 seconds west, and a chord length of 327.29 feet
16	to the point of beginning, said tract contains a calculated
17	area of 553,916.57 square feet or 12.72 acres, more or less;

18 be and it hereby is transferred from the B-2 Planned Neighborhood Business District to

19 the R-3 Residential District and is hereby made a part of the R-3 Residential District

20 and governed by all the provisions and regulations pertaining to the R-3 Residential

21 District.

22   Section 6. That this ordinance shall take effect and be in force from and after its

23 passage and publication according to law.

Introduced by:

_____

Approved as to Form & Legality:

_____
City Attorney

Staff Review Completed:

Approved this ___ day of _____, 2002:
_____
Mayor

_____
Administrative Assistant